

Sec. 5.600. (R-2) TWO-FAMILY RESIDENTIAL DISTRICT.**Sec. 5.601. Purpose.**

This district is intended to permit two-family dwellings; use incidental or accessory to dwellings; recreational, religious, educational facilities are included.

Sec. 5.602. Approvals required.

No structure or building shall be built or remodeled upon land in the R-2 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.603. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

- (1) Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).
- (2) Dwellings, two-family.

B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.604. Property development standards.

The following property development standards shall apply to all land and buildings in the R-2 district:

A. *Lot area.*

1. Each lot used for single-family or two-family residential purposes shall have a minimum lot area of eight thousand (8,000) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lots may be used for any purpose permitted in this section.

B. *Lot dimension.* Each lot used for single-family or two-family residential purposes shall have a width of not less than seventy (70) feet.

C. *Density.* There shall not be more than one (1) single-family or one (1) two-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

- a. There shall be a front yard having a depth of not less than twenty (20) feet.
- b. Where lots have a double frontage, the required front yard shall be provided on both streets.
- c. Where a lot is located at the intersection of two (2) or more streets, one (1) yard shall conform to the front yard requirements and one (1) yard shall have a depth of not less than ten (10) feet; provided, however, the buildable width of a lot of record at the time of

passage of this ordinance need not be reduced to less than thirty (30) feet.

d. No accessory building shall project into yards required to conform with the front yard requirements.

2. Side Yard. There shall be side yards on each side of a building having an aggregate width of not less than fourteen (14) feet; provided, however, the minimum side yard shall not be less than five (5) feet in width.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty (30) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between a main building and an accessory building.

2. The minimum distance between main buildings on adjacent lots shall be fourteen (14) feet.

G. *Buildings, walls, fences and landscaping.* Walls, fences and hedges not to exceed six (6) feet in height shall be permitted on the property line or within the required side or rear yard. Walls, fences and hedges shall not exceed three (3) feet in height on the required front property line or within the required front yard except as provided in article VII.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93)

Sec. 5.605. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.606. Signs.

The provisions of article VIII shall apply.